SUBDIVISION PLAN REVIEW CHECKLIST
Planning & Development Services Department

PROJECT NAME: JOB NO.:
Engineer: Date Recd:

P&DS Review by: Date:
E&ES Review by: Date:
CE Review by: Date:

NOTE: Please return this list and the redlined copy of the plans when revised plans are submitted

I. GENERAL INFORMATION

_____ 1. Name of subdivision
_____ 2. Current zoning status
_____ 3. Owner's name and address
_____ 4. Name of former subdivision (if any)
_____ 5. Acreage of property
_____ 6. Number of lots
_____ 7. Minimum lot size
_____ 8. PE seal and signature on each page
_____ 9. Date of Survey
_____ 10. Date of plan drawing
_____ 11. North arrow
_____ 12. Plans no larger than 24" x 36"
_____ 13. Scale no less than 1"=50' (cover sheets & SEC sheet may be 1"= 100')
_____ 14. Location map showing the location of S/D streets and adjacent roads & distance to nearest intersection
_____ 15. Location, datum & elevation of on-site BM shown
_____ 16. Site topography shown with 2' contour interval
_____ 17. Pavement & R/W width of all existing streets shown
_____ 18. All existing roads that stub to or are adjacent to the property being developed shown
_____ 19. Minimum building lines shown on each sheet
_____ 20. Boundaries heavily lined with bearings & distances shown
_____ 21. Overall Master plan of development shown including road classifications (collector etc) and connections to adjacent property and roads

II. STREET INFORMATION

_____ 22. 30' minimum pavement radius at intersections shown
_____ 23. Concrete header curb (Dwg 9.02b) shown on stub streets
_____ 24. Improvements shown to back of lot line on stub streets
_____ 25. Plan of all streets and storm drains
_____ 26. Profile of all streets and storm drains at a scale no less than 1"= 10' vertical based on field run elevations
_____ 27. All roads and storm drains stubbed to adjoining property
_____ 28. Profile shown of existing county roads 400' each side of intersection with proposed street
_____ 29. Profiles shown extending 200' past end of pavement on stub street and culs-de-sac.
_____ 30. Pavement design submitted IAW "CC Pavement System Design Requirements Design Supplement 'A'"
_____ 31. 150'x 14' (bc to er) decel lane with 50' taper shown on existing county roads
_____ 32. 50' accel taper shown from end of radius on existing county roads
_____ 33. County Street Utility Location Dwg 1.02 shown
_____ 34. Minimum Rights of Way:

Primary Artery	150'
Secondary Artery	120'
Urban Collector Street	80'

Minor Rural Road	60' + 10' Easement each side
Urban Residential Street	50'
Cul-de-sac radius	50'

____ 35. Minimum Paving Widths

Primary Artery	48'
Secondary Artery	48'
Urban Collector Street	36' bc to bc
Minor Rural Road	22' with ditch section
Urban Residential Street	31' (28'*) bc to bc no raised edge accepted
Cul-de-sac radius	40'

*must be approved by the Planning Commission

____ 36. Maximum Grades

Urban Arteries (V55)	5.5%
Rolling Terrain	7%
Mountainous Terrain	9%
Urban Collector (V35)	9%
Rolling Terrain	11%
Mountainous Terrain	12%
Urban Residential (V30)	7%
Rolling Terrain	10%
Mountainous Terrain	14%
Industrial Roads (V25) 8%	
Commercial Roads	7%

____ 37. Maximum lengths of culs-de-sac is 1000'

____ 38. Minimum Grade on curbed streets: 1%

____ 39. Minimum Sight Distance:

Urban Collector (V35)	225'
Urban Residential (V30)	200'
Commercial (V30)	200'
Industrial (V25)	150'

____ 40. Minimum Horizontal Curve Radius:

Urban Collector	250'
Urban Residential	100'
Commercial	150'
Industrial	100'

____ 41. Minimum Tangent Distance between reverse curves:

All collector streets	100'
All residential streets	50'

____ 42. Minimum distance between street jogs at intersection is no less than the minimum stopping sight distance

____ 43. Angle between the centerline at intersections equal to 90 degree

____ 44. At intersections, provide a maximum 5% grade on the non-through street for at least 50' back from the curb line of the through street on the tangent rather than the vertical curve

III. STORM DRAIN INFORMATION

____ 45. Hydraulic report for pipes and traps designed for the 25 yr storm with clearly labeled data including for each section: *Note: pipes carrying major creeks use 100yr return

a. Tributary area in acres
b. Time of flow
c. Rate of rainfall
d. Runoff coefficient & calculations showing how weighted coefficient was computed
e. Runoff flow in cfs
f. Runoff velocity in fps
    1. minimum 3fps at pipe flow
    2. maximum 5fps without energy dissipater
    3. maximum 15fps in pipe system
g. Pipe diameter (minimum 18")

h. Pipe length
i. Culvert slope (minimum 1%)
j. Pipe capacity in cfs
k. Adequacy of each trap to accept design flow taking into consideration gutter spread

____ 46. Hydrology report for storm water management facility designed for the 50 year storm with clearly labeled data showing:
a. Summary sheet showing pre- and post- development runoff for the 2, 5, 25, 50 and 100 yr storms
b. Tabular hydro graphs for 2 through 100 yr storms
c. Stage storage capacity and discharge rates for facility with routing computations
d. Detention of volume difference between pre- and post- development rate of runoff
e. Release not exceeding pre-development rate
f. Size and location of facility
g. Detail of release device including buoyancy computations
h. Map of off- and on-site drainage areas showing acreage and flows in cfs from each basin
i. Spillway designed for 100 yr storm

____ 47. Collars shown on pipes with slopes greater than:
a. 20% for RCP
b. 15% for CMP & CSLPP

____ 48. Location of all wetlands shown

____ 49. In areas to be accepted by Columbia County, either appropriate permits have been submitted or a note to the effect that a permit is not necessary

____ 50. Narrative report describing existing site conditions

____ 51. Pipe material

Within R/W

Within roadway: o-ring gasketed RCP

Outside roadway: tongue and groove RCP

Outside R/W

Under 36"ϕ:

tongue & groove RCP

galvanized or aluminized CMP

GDOT 1030P CSLPP

Over 36"ϕ:

tongue & Groove RCP

type B coated CMP

Any ϕ carrying continuous flow:

tongue & Groove RCP

type B coated CMP

____ 52. Heavy outline of the 100 yr flood shown

____ 53. Greater than 50% of each lot above 100 yr flood plain

____ 54. Pipes extended to within 25' of rear property line where topography permits unless pipes would extend into flood way

____ 55. Flared end sections shown on pipes up to 42"

____ 56. Cast-in-place headwalls shown on pipes greater than 42"

____ 57. Minimum pipe cover: 18"

____ 58. No swales shown greater than 2' deep

____ 59. No swales shown longer than 350'

____ 60. Overall lot runoff protection plan shown

____ 61. French drain plan showing location of french drain in areas of roadway with greater than 3' cut and other areas as needed

____ 62. 20' cleared access to detention pond outlet control structure shown with compacted GAB surface 12' wide

____ 63. Six foot chain link fence with three strands of barbed wire and a 14' gate shown around detention pond

IV. REQUIRED NOTES

____ 64. Top 6" of sub-base must be thoroughly mixed in place and compacted to 95% MDD, mod Proctor
Base material is compacted graded aggregate conforming to GDot Spec Sec 815
Compact base material to 95% MDD, mod Proctor
Sub-base must be GDot Spec Sec 810 Class 1A material
Higher classes of soil may not be used for sub-base
When sub-base does not meet Class 1A then acceptable sub-base stabilization methods are:
1. Lime stabilization
2. Portland Cement
3. Aggregate
4. Type B Asphalt Base Material

Method to be used and specific design must be approved by the County Engineer
Soil conditions must be verified in writing by a Geotechnical Engineer as being substantially the same as those used for pavement design before placing any base material

____ 65. No marquee, island or sprinkler system may be located in within county r/w

____ 66. All boxes and traps having a depth greater than 4' must have steps staggered vertically and ring and covers aligned for ready access to rungs

____ 67. All easements must be grassed and/or rip-rapped as required to control soil erosion

____ 68. All silt barriers must be placed immediately following clearing. Contractor will call for inspection when barriers are in place. No grading may begin until this is complete.

____ 69. Columbia County may require additional rip-rap at discharge points and stilling structures

____ 70. Columbia County may require additional swales along rear and/or side lot lines after development begins

____ 71. Columbia County may require additional french drains

____ 72. Full width of the R/W must be cleared & graded with a slope of 2 inch per foot

____ 73. All construction must conform to Columbia County Standards and Specifications

____ 74. Notify the County Engineer's office 48 hrs prior to starting construction, pouring trap tops, dumping base, or paving

____ 75. Approval of these plans does not relieve the contractor of the responsibility of adhering to the weight limits prescribed on county maintained roads for hauling equipment and materials to and from the site

____ 76. The contractor will coordinate the work with the utility companies and will verify all existing pipe inverts and existing road elevations prior to construction

____ 77. Owner will pay for street markers and traffic control devices at the time of final plat approval. Columbia County will furnish and install the signs

____ 78. Developers and / or Contractors are responsible to remove or clean out any silt, dirt, mud or any other type of debris that comes off their site and finds its way into a private pond or a County owned pond. They are responsible to remove any of the above-mentioned items that come off their site onto private or County owned properties to include rights of way